



Fidelity National Title Insurance Company

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.:
Loan No.:

Title No.: TM22-336

1. Effective date: September 18, 2022 at 08:30 AM
2. Policy or Policies to be issued:
 - (a) Owner's Policy ()
Policy Amount
Proposed Insured: TBD
 - (b) Loan Policy ()
Policy Amount
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is:
FEE SIMPLE
4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:
Fullerton Properties, Inc.
5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned: Ruby L. Martin
Ruby L. Martin

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.



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SCHEDULE B - SECTION I REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Furnish copies of all instruments in this transaction for review by the company prior to closing. This commitment is subject to such addition requirements and/or exceptions as may be deemed necessary by the Company upon review of said instruments and upon full disclosures of all facts of this transaction.
6. Receipt of satisfactory executed "Owners (Sellers) Affidavit as to Mechanic's Liens and Possession."
7. Purchasers must be adversed for judgments in favor of the United States, or any other instrumentality thereof, for a period of twenty (20) years prior to the recordation of the documents proposed to the insured. Fidelity National Title Insurance Company must be provided with certification that there are no judgments in favor of the United States, or any instrumentality thereof, against the purchaser.
8. The Company must be provided with the articles of incorporation, and any amendments thereto, for Fullerton Properties, Inc.
The Company must be provided satisfactory evidence that Fullerton Properties, Inc. is a valid and subsisting corporation in its state of incorporation at the time of execution and delivery of the document(s) required above.
NOTE: A Certificate of Good Standing from the State Corporation Commission or equivalent agency in the state of incorporation will satisfy this requirement.

The Company must be provided with a valid resolution of the board of directors of Fullerton Properties, Inc.. authorizing execution of the document(s) required above.

The Company must be provided with satisfactory evidence that the person(s) executing the document(s) required above on behalf of Fullerton Properties, Inc. is duly authorized by the corporation to execute and deliver said document(s).
9. Receipt of satisfactory executed INDEMNITY & UNDERTAKING AGREEMENT (GAP).
10. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
11. Run PACER report on Current owners/buyers/borrowers to determine if a bankruptcy has been filed. If any party is in bankruptcy, the Company must receive a satisfactory, final and non-appealable Court order (a) authorizing he transaction to be insured, or (b) declaring the property exempt. In a Chapter 7 Bankruptcy. The Trustee may give written notice that the real estate is abandoned. Additional requirement or exceptions may be made upon review.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

27S107 (6/06)

ALTA Commitment Schedule BI-06

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(TM22-336.PFD/TM22-336/2)

SCHEDULE B - SECTION I
REQUIREMENTS
(Continued)

Title No.: TM22-336

12. Payment of Lunenburg County Taxes = 1st half 2022 past due \$1092.91

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27S107 (6/06)

ALTA Commitment Schedule BI-06

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(TM22-336.PFD/TM22-336/2)



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SCHEDULE B - SECTION II EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
3. Power line and telephone easements of record.
4. Any encroachment, incumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete eland survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachment on the Land of existing improvements located on adjoining land.
5. Such other matters as a careful physical examination of the property and a recent survey of the same might disclose.
6. Easement to Virginia Electric and Power Company dated October 1, 1970 of record in Deed Book 117, page 95.
7. Easement to Virginia Electric and Power Company dated October 3, 1986, recorded in Deed Book 237, page 313.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

27S108 (6/06)

ALTA Commitment Schedule BII-06

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(TM22-336.PFD/TM22-336/2)



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LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein below is situated in the County of Lunenburg, State of Virginia, and is described as follows:

PARCEL NO. 1 (TAX MAP NUMBER 035A6 04 0F 5; PRN 5451): All that certain lot, piece or parcel of land, together with all improvements thereon and appurtenances thereto belonging, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, and more particularly described as follows:

That certain piece or parcel of land in Block No. F according to the official map of the Town of Kenbridge, Lunenburg County, Virginia, fronting 125.3 feet on Main Street and 259 feet on Tidewater Street and bounded as follows:

Beginning at an iron on the southern edge of Main Street a distance of 244.7 feet from the southeast corner of the intersection of Brook Street and Main Street; thence leaving Main Street, South 40 degrees 24 minutes West, 394 feet to a stake; thence South 49 degrees 36 minutes East, 165.3 feet to an iron on the western edge of Tidewater Street; thence along Tidewater Street, North 40 degrees 24 minutes East, 259 feet to a stake; thence North 49 degrees 36 minutes West, 40 feet to a stake; thence North 40 degrees 24 minutes East, 135 feet to an iron on the southern edge of Main Street; thence North 49 degrees 36 minutes West, 125.3 feet to the iron at the point of beginning.

PARCEL NO. 2 (TAX MAP NUMBER 035A6 04 0F 13; PRN 5453): All that certain lot, piece or parcel of land, together with all improvements thereon or appurtenances thereunto belonging, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, designated as Lot No. 13, in Block F, according to the official map of said Town said map being of record in the Clerk's Office of Lunenburg County, Virginia, in Plat Book No. 2, Page 94, said lot being bounded as follows:

Bounded on the north by Main Street; on the east by Tidewater Street; and on the South and West by Property of Imperial Processing Corporation, formerly Bridgforth Tobacco Company, Incorporated. Said lot fronts forty (40) feet on Main Street and runs back between parallel lines at right angles thereto a distance of 20 feet to an alley.

PARCEL NO. 3 (TAX MAP NUMBER 035A6 04 0F 5A; PRN 5452): All those certain lots or parcels of land together with all the buildings and improvements thereon situate, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia having a combined frontage of 244 and 7/10 feet on the south edge of Main Street and being all of Lots 6, 7, 8, 9, and 10, and part of Lot Number 5, all in Block F, according the Official Map of said Town and bounded as follows:

Beginning at the southeast corner of Brook Street and Main Street; thence along the southern edge of Main Street, South 49° 36' East, 244.7 feet to an iron pin corner with Bridgforth Tobacco Company, Incorporated; thence at right angles South 40° 24' West 394 feet to a stake on the northern line of Lot Number 14; thence North 49° 36' West 244.7 feet to the eastern edge of Brook Street; thence along the eastern edge of Brook Street, North 40° 24' East 394 feet to the point of beginning.

Parcel Nos. 1, 2, and 3 being the same property conveyed to Fullerton Properties, Inc., a Virginia Corporation, by deed from Lancaster Leaf Tobacco Co. of Pennsylvania, Inc., a Virginia Corporation, dated May 29, 2019, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 408, Page 969.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.